

7/18/11 - Monday, July 18, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of July 18, 2011

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Klinkhammer, FitzGerald, Larson, Kayser, Strobel, Duax, Pearson, Hibbard, Levandowski

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kayser.

1. PRESENTATIONS “Certificates of Appreciation

Rick Kayser presented Certificates of Appreciation to Jack Kaiser and Joe Seymour for their years of service to the Plan Commission and the City of Eau Claire.

2. GENERAL SITE DEVELOPMENT PLAN (PZ-1102) “UW-EC Education Building, Park Avenue

UW-EC has submitted a site plan in a P-Public district for a new education building to be located on the west side of Park Avenue, south of Zorn Arena. The existing Park School and parking lot south of Zorn Arena will be removed for this building. The building is setback 19.14TM from Park Avenue to match the setback of the existing building to the north. The site plan for the building shows a four-story structure with three stories facing Park Avenue. The plan shows 388 bike racks added to the area and a service area to the north to Zorn Arena. There will be a bus drop-off area for 2 buses and a vehicle drop-off areas for 3 cars on Park Avenue. The building will have 3 main entrances, a large entrance on the west campus mall area, and two entrances on the east side near Park Avenue. UW-EC provided a parking analysis which indicated a permanent loss of 104 spaces and temporary loss of 58 spaces.

Gail Scukanec, Val Schute, Rick Gonzales, and Mike Rindo, all from UW-EC, spoke in support of the project. Mr. Gonzales addressed the parking needs of the campus and noted the increased ridership of the Eau Claire bus system over the last year. Mr. Rindo addressed the future plan of the university and Mr. Schute spoke on the design features of the building and its lighting system. Mr. Rindo also remarked on the communication and presentations given to the abutting neighborhood and property owners.

Patrick John Kurtenbach, President of the Third Ward Neighborhood Association, spoke on the impact of parking in the neighborhood and the efforts of the university to communicate their plans with the community. He also commented on the CityTMs parking enforcement procedures within the neighborhood.

Mr. Klinkhammer moved to recommend approval of the site plan with the conditions listed in the staff report. Mr. Levandowski seconded and the motion carried.

3. SITE PLAN (SP-1115) “Two duplexes, Trindal Street

Dave Brehm has submitted a site plan for two duplexes to be located on the east end of Trindal Street. Because of the unusual layout of the lots, the duplexes are turned on the lots in order to meet the required setbacks. Each unit has a double car garage and the driveways are tapered to 16TM wide at the street. Mr. Brehm defended the layout of the buildings and the paved connection noting the unusual lot configuration.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Strobel seconded and the motion carried.

4. SITE PLAN (SP-1116) “Holiday Inn, Near Bullis Farm Road

Ayres Associates has submitted a site plan for a Holiday Inn to be located on the south side of Bullis Farm Road, west of Glove University. The site plan shows a four-story building with almost 80,000 sq. ft. of floor space that includes 119 guest rooms, a restaurant, and convention space. The required parking is 188 stall and 233 are provided. Jamey Bowe, Disa Wahlstrand, and Tom Larson appeared in support of the site plan. Mr. Larson addressed the design and location of the hotel and noted that Bullis Farm Road will be completed with this project. The location next to the freeway is essential for visibility and most people use GPS and Iphone systems to navigate locations of hotels.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Klinkhammer seconded and the motion carried.

5. DISCUSSION

A. Five Year Comprehensive Plan Review

Mr. Tufte reviewed the list of items for the next five years. From the meeting notes, six items are recommended to be added to the task list. The commission directed Mr. Tufte to reword Item #4 concerning an interest group for an interchange on I-94 at Cameron

Street. The final list will be presented in August to the Plan Commission.

B. Signs on former Chamber of Commerce Building

The Plan Commission had requested information on signing on 307 S. Farwell Street. This same issue was raised in January of this year. The issue is applying the sign code standards for older multiple-tenant buildings, such as this building. The Plan Commission directed staff to bring forward several options for handling this sign issue at a future meeting.

C. Letter on Auto Sales Lot, Brackett Avenue

Mr. Tufte presented a letter and photos of the parked cars on the auto sales lot on Brackett Avenue. Inspection by the City on July 7, 2011, showed that the business was in conformance with the conditional use permit. Commissioners had a discussion on the lack of landscaping at this location. Mr. Tufte said he would call the owner to suggest some landscaping.

6. MINUTES

The minutes of the meeting of July 5, 2011, were approved.

Thomas Pearson
Secretary